

147.0

0005

0008.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
781,600 / 781,600
781,600 / 781,600
781,600 / 781,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
164		MT. VERNON ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: PAQUETTE CHRISTOPHER J	
Owner 2: PAQUETTE BEATRIZ O	
Owner 3:	
Street 1: 164 MOUNT VERNON STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Type:

PREVIOUS OWNER
Owner 1: LEVINE BRIAN S/LISA L -
Owner 2: -
Street 1: 164 MOUNT VERNON STREET
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .117 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Asbestos Exterior and 1584 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

BUILDING PERMITS
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment
7/22/2020 823 Add Bath 20,000 C
8/16/2004 735 New Wind 6,757 C
9/6/2001 631 Re-Roof 2,500 C
7/14/1994 357 1,500

ACTIVITY INFORMATION
Date Result By Name
7/19/2021 Permit Visit DGM D Mann
5/10/2018 MEAS&NOTICE BS Barbara S
2/4/2009 Measured 345 PATRIOT
11/4/2005 Fieldrev-Chg BR B Rossignol
11/14/2002 MLS MM Mary M
11/17/1999 Meas/Inspect 272 PATRIOT
12/1/1991 PM Peter M

Sign: VERIFICATION OF VISIT NOT DATA

LAND SECTION (First 7 lines only)
Use Description LUC Fact No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes
101 One Family 5084 Sq. Ft. Site 0 80. 1.13 9

IN PROCESS APPRAISAL SUMMARY
Use Code Land Size Building Value Yard Items Land Value Total Value Legal Description
101 5084.000 323,600 458,000 781,600
Total Card 0.117 323,600 458,000 781,600 Entered Lot Size
Total Parcel 0.117 323,600 458,000 781,600 Total Land: Land Unit Type:

PREVIOUS ASSESSMENT
Tax Yr Use Cat Bldg Value Yrd Items Land Size Land Value Total Value Asses'd Value Notes Date
2022 101 FV 323,600 0 5,084. 458,000 781,600 Year end 12/23/2021
2021 101 FV 284,400 0 5,084. 458,000 742,400 Year End Roll 12/10/2020
2020 101 FV 285,000 0 5,084. 458,000 743,000 Year End Roll 12/18/2019
2019 101 FV 238,900 0 5,084. 429,400 668,300 Year End Roll 1/3/2019
2018 101 FV 246,300 0 5,084. 355,000 601,300 Year End Roll 12/20/2017
2017 101 FV 246,300 0 5,084. 326,300 572,600 Year End Roll 1/3/2017
2016 101 FV 246,300 0 5,084. 297,700 544,000 Year End 1/4/2016
2015 101 FV 233,400 0 5,084. 292,000 525,400 Year End Roll 12/11/2014

Parcel ID
147.0-0005-0008.0

SALES INFORMATION
Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes
LEVINE BRIAN S/ 50954-552 3/28/2008 495,000 No No
BALDERSTON SARA 36094-514 8/9/2002 398,000 No No
16539-97 10/1/1985 167,000 No No Y

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

ACTIVITY INFORMATION

Sign: VERIFICATION OF VISIT NOT DATA

LAND SECTION (First 7 lines only)

IN PROCESS APPRAISAL SUMMARY

Parcel ID

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS								SKETCH									
Type:	6 - Colonial			Full Bath:	1	Rating:	Good																		
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:																			
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Very Good																		
Foundation:	2 - Conc. Block			A 3QBth:		Rating:																			
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good																		
Prime Wall:	5 - Asbestos			A HBth:		Rating:																			
Sec Wall:		%		OthrFix:		Rating:																			
Roof Struct:	1 - Gable			OTHER FEATURES																					
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good																		
Color:	CREAM			A Kits:		Rating:																			
View / Desir:				Fpl:	1	Rating:	Good																		
GENERAL INFORMATION				WSFlue:		Rating:																			
Grade: C - Average				CONDOS INFORMATION																					
Year Blt:	1927	Eff Yr Blt:		Location:																					
Alt LUC:		Alt %:		Total Units:																					
Jurisdct:	G22	Fact:	.	Floor:																					
Const Mod:				% Own:																					
Lump Sum Adj:				Name:																					
INTERIOR INFORMATION				DEPRECIATION				REMODELING								RES BREAKDOWN									
Avg Ht/FL:	STD			Phys Cond:	GV - Good-VG	10.	%	No Unit	RMS	BRS	FL														
Prim Int Wal	2 - Plaster			Functional:			%	1	7	3	M														
Sec Int Wall:		%		Economic:			%																		
Partition:	T - Typical			Special:			%																		
Prim Floors:	3 - Hardwood			Override:			%																		
Sec Floors:	5 - Lino/Vinyl	25%		Total:	10.8	%		Totals																	
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL									
Subfloor:				Basic \$ / SQ:	130.00			Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten		
Bsmnt Gar:				Size Adj.:	1.35000002								BMT	Basement	576	77.850	44,839	BMT	100	GFB	50	G			
Electric:	3 - Typical			Const Adj.:	0.92408860								FFL	First Floor	576	162.180	93,414	UAT	100	FLA	100	G			
Insulation:	2 - Typical			Adj \$ / SQ:	162.178								SFL	Second Floor	576	162.180	93,414								
Int vs Ext:	S			Other Features:	105806								UAT	Upper Attic	144	124.880	17,982								
Heat Fuel:	2 - Gas			Grade Factor:	1.00								EFP	Enclos Porch	133	44.070	5,862								
Heat Type:	5 - Steam			NBHD Inf:	1.00000000								WDK	Deck	96	14.790	1,419								
# Heat Sys:	1			NBHD Mod:																					
% Heated:	100	% AC:	100	LUC Factor:	1.00																				
Solar HW:	NO	Central Vac:	NO	Adj Total:	362737																				
% Com Wal		% Sprinkled		Depreciation:	39176																				
				Depreciated Total:	323562																				
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val																	
Make:																									
Model:								Serial #																	
SPEC FEATURES/YARD ITEMS								Year:																	
PARCEL ID 147.0-0005-0008.0																IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value								
2	Frame Shed	D	Y	1	8X10	A	AV	1998		0.00	T	16.8	101												
More: N				Total Yard Items:				Total Special Features:								Total:									